



**Town of Seabrook
 Planning Board Minutes
 March 9, 2026
 Seabrook Town Hall
 99 Lafayette Road Seabrook, NH 03874
 603-474-5605**

Members Present; Jason Janvrin, Harold Eaton, Paul Knowles, Bob Albright, Justin Packard, Jill Gordon, George Dow, James Sanborn and Maddie DiIunno, RPC Interim Planner

Chairman Janvrin opened the meeting at 6:30PM with the pledge of allegiance.

Case 2026-02 – Proposal by 35 Brooks Road LLC for a condominium conversion at 35 Brooks Road Extension, Tax Map 10, Lots 55-6

Kat Morrill, Millenium Engineering was present at the meeting, she stated that this is a condo conversion for a 2-unit establishment and they have just finished construction. Janvrin asked if both units have their own shut offs, Morrill stated that they do. Janvrin stated that there was an issue last meeting where an abutter stated he did not get notified, the secretary checked the records and verified that the abutter was notified.

Motion:	Janvrin	To find case 2026-02 as administratively complete.
Second:	Albright	Unanimous

Motion:	Janvrin	To approve case 2026-02 with following conditions; <ol style="list-style-type: none"> 1. The draft condominium declaration and associated documents shall be reviewed to the satisfaction of the Board’s legal counsel prior to final approval or recording. 2. The Plan shall be recorded at the Rockingham County Registry of Deeds, and a copy of the recorded Mylar shall be provided to the Town of Seabrook. 3. All fees incurred by the Planning Board, including but not limited to consulting, engineering, and legal review fees, shall be paid in full by the applicant prior to the issuance of any permits or recording of the Mylar.
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Second:	Dow	Yes; Janvrin, Eaton, Albright, Dow, Packard, Gordon Against; Knowles Motion Passed
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Case 2026-03 – Proposal by Atkinson Lobster Shack for a site plan review at 360 Route 286, Tax Map 17, Lot 42

Kat Morrill, Millenium Engineering was present at the meeting she stayed that this case is for a restaurant off of Route 286 for Lenny’s Lobster Shack. Lacey Fowler, Building Inspector stated that she has reviewed the building plans and stated that the plumbing is sufficient for the building, but had questions about the seating at the restaurant which says they are going to have 75 seats, and there is outdoor and indoor seating. The concerns are with the number of bathrooms and the codes, Morrill stated that the bathroom will be on the outside to the left to accommodate the inside and outside. Janvrin asked if the parking is going to be suffice, Morrill said the gravel driveway to the left of the building is owned by the applicant and the employees can park over there and she will label it as employee parking which can fit about 8-10 spots in there. Janvrin stated that he recommends that the dumpster be serviced more frequently in the summer as the smell and birds will get to the trash. Brad Atkinson said that the Lobster Shack is named after his grandfather that is 104-year-old veteran that used to be a lobsterman. Janvrin asked about the sign, Morrill said that she is going to ZBA for a variance for a rooftop sign as there cannot be a sign on Route 286. There were no other questions or comments from the board or public.

Motion:	Janvrin	To approve case 2026-03 with the following conditions; <ul style="list-style-type: none"> 1. The applicant shall obtain a variance from the Seabrook Zoning Board of Adjustment to allow the proposed use within Zone 4 – Conservation. 2. All applicable local, state, and federal permits shall be obtained. Permit numbers shall be noted on the approved plans. 3. Prior to occupancy, the applicant shall obtain an updated assembly permit from the Seabrook Fire Department, in accordance with Section 16.060 of the Seabrook Site Plan Regulations. 4. All fees incurred by the Planning Board, including but not limited to consulting, engineering, and legal fees, shall be paid in full by the applicant prior to the issuance of any permits. 5. Depict employee parking space on the plan. 6. Sign to be per the ZBA variance and accordance to section 13 in zoning.
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		<p>7. Any dumpster or refuse storage area located on the property shall be fully enclosed and screened from view in a manner acceptable to the Code Enforcement Officer.</p> <p>8. Outdoor live music is prohibited unless piped outside through an audio system and only with prior approval from the Seabrook Board of Selectmen.</p> <p>9. Any expansion of the existing building, intensification of the approved use, or physical site improvements resulting in site disturbance shall require additional review and approval by the Seabrook Planning Board in accordance with the Site Plan Review Regulations.</p>
Second:	Dow	<p>Yes; Janvrin, Eaton, Albright, Dow, Sanborn, Gordon Against; Knowles Motion Passed</p>

Case 2026-05 – Proposal by Seabrook Development Associates for a condominium conversion at 30 Perkins Ave, Tax Map 8, Lot 1

Erik Poulin, Jones and Beach Engineering was present at the meeting, he stated that this is to break out the land, which will be unit A the Bj’s, Bj’s Gas Station and Parking lot and then unit B the large gravel pad in the back that is currently undeveloped. All the utilities for unit B are stubbed out as that was part of the Bj’s build.

Motion:	Janvrin	To find case 2026-05 as administratively complete.
Second:	Packard	<p>Yes; Janvrin, Eaton, Albright, Sanborn, Packard Against; Knowles Abstain; Gordon Motion Passed</p>

Motion:	Janvrin	<p>To approve case 2026-05 with the following conditions;</p> <ol style="list-style-type: none"> 1. The draft condominium declaration and associated documents shall be reviewed to the satisfaction of the Board’s legal counsel prior to final approval or recording.
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		<p>2. The Plan shall be recorded at the Rockingham County Registry of Deeds, and a copy of the recorded Mylar shall be provided to the Town of Seabrook.</p> <p>3. All fees incurred by the Planning Board, including but not limited to consulting, engineering, and legal review fees, shall be paid in full by the applicant prior to the issuance of any permits or recording of the Mylar.</p> <p>Conditions Subsequent:</p> <p>1. Any future development or site improvements that require Site Plan Review under the Seabrook Site Plan Regulations shall require additional review and approval by the Seabrook Planning Board.</p>
Second:	Packard	<p>Yes; Janvrin, Eaton, Albright, Sanborn, Packard Against; Knowles Abstain; Gordon Motion Passed</p>

Case 2026-06 – Proposal by Blue Heron Aquaculture LLC for a Site Plan Review at 920 Lafayette Road, Tax Map 7, Lot 91-104

Janvrin explained that this applicant requested a waiver not to have site plans done because the property is staying same, and this project is only affecting the interior in one of the available condo’s at 920 Lafayette Road and looking for a change of use. Colby Gamster stated that they have received all variances they need from the ZBA for their business. Gamster said that it is a 7650 sq ft condo warehouse that they will be using for an indoor algaculture facility to receive baby shrimp, growing them, farming them and sales. He stated that they use cutting edge circulated algaculture systems, which will be all indoors. Gamster said that they will have about 4 staff and the hours of operation will be consistent for the rest of the plaza. He states there will be no odor coming from the unit and everything will be clean. Janvrin stated that he would like them to touch base with the water and sewer superintendent, Stefan Mraz, Bule Heron stated that he reached out to the sewer department and submitted an analysis, and they were satisfied.

Motion:	Janvrin	To find case 2026-06 as administratively complete.
Second:	Gordon	Unanimous

Eaton asked about the odor, as it is shellfish, Graz stated the odor will not be a problem at all with the systems that they are using and no public or neighbors will smell the facility.

Motion:	Gordon	To grant waiver for; Section 4.400 and Section 4.500 – Plan Exhibits Required for expedited and non-expedited Applications.
Second:	Albright	Unanimous
Motion:	Janvrin	To grant waiver for; Section 4.608 - An Erosion and Sediment Control Plan.
Second:	Gordon	Yes; Janvrin, Eaton, Albright, Dow, Sanborn, Gordon Abstain; Knowles Motion Passed
Motion:	Janvrin	To grant waiver for; Section 4.609 - A Stormwater Pollution Plan.
Second:	Albright	Yes; Janvrin, Eaton, Albright, Dow, Sanborn, Gordon Abstain; Knowles Motion Passed
Motion:	Janvrin	To grant waiver for; Section 4.610 – Stormwater Operation and Maintenance Plan
Second:	Gordon	Yes; Janvrin, Eaton, Albright, Dow, Sanborn, Gordon Abstain; Knowles Motion Passed

Motion:	Janvrin	<p>To approve case 2026-06 with the following conditions;</p> <ol style="list-style-type: none"> 1. All applicable local, state, and federal permits shall be obtained. Permit numbers shall be provided to the Town. 2. All fees incurred by the Planning Board, including but not limited to consulting, engineering, and legal fees, shall be paid in full by the applicant prior to the issuance of any permits. 3. The applicant shall obtain written confirmation from the Water and Sewer Superintendent acknowledging review of the proposed use and confirming that there are no outstanding concerns related to water or sewer service. <p>Conditions Subsequent:</p> <ol style="list-style-type: none"> 1. Any expansion of the existing building, intensification of the approved use, or physical site improvements resulting in site
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		disturbance shall require additional review and approval by the Seabrook Planning Board in accordance with the Site Plan Review Regulations.
Second:	Gordon	Unanimous

Other Business

Eaton stated at the next meeting he would like to present to the board benefits of having impact fees instead of exaction fees.

Chairman Janvrin adjourned the meeting at 8:20PM. Minutes were taken by Kelsey Johnson.